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ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT

GLADMAN DEVELOPMENTS LTD

HALTERWORTH LANE, ROMSEY

NON-TECHNICAL SUMMARY

JANUARY 2024

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DATE ISSUED:	**JANUARY 2024**
JOB NUMBER:	**ST20631**
REPORT NUMBER:	**REP-002**
VERSION:	**V1.0**
STATUS:	**FINAL**

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CONTENTS

APPENDICES

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1 INTRODUCTION

1.1.1 This report provides a summary, in non-technical language, of the Environmental Impact Assessment (EIA) undertaken in support of an outline planning application with all matters reserved except for means of access for the demolition of existing buildings and the erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points (hereafter referred to as the 'Proposed Development').

1.1.2 The Proposed Development will be located on the land east of Halterworth Lane, Romsey.

1.1.3 The Site is located within the administrative boundary of Test Valley Borough Council (TVBC). Figure 1 and Appendix A illustrates the location of the Site, and the application boundary.

1.1.4 The Site is approximately 12.8 ha in size and comprises agricultural land and several agricultural related buildings.

1.1.5 This Non-Technical Summary provides a brief site description, a discussion of the proposals and then presents the assessment findings for each technical section of the Environmental Statement (ES). For further, more detailed technical information relating to the existing baseline conditions, the Proposed Development and the impact assessment, reference should be made to the ES.

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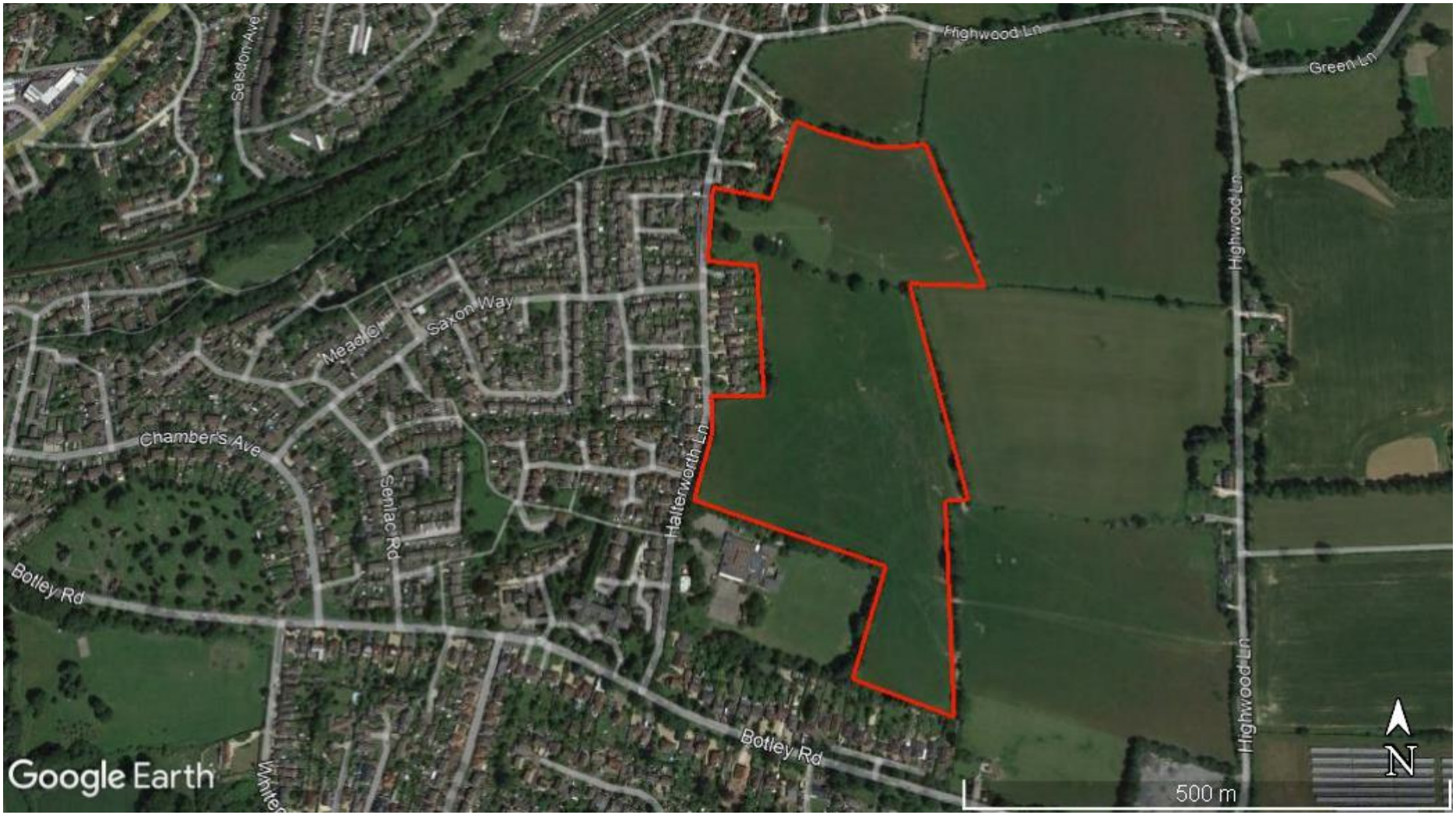

Figure 1: Site Location (source: Google Earth)

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2 DESCRIPTION OF THE SITE AND DEVELOPMENT

2.1 The Site

2.1.1 The Site is centred at National Grid Reference (NGR) SU 37520 21292 and comprises land east of Halterworth Lane, Romsey.

2.1.2 The Site is approximately 12.8 ha in size and comprises agricultural land. The Site also contains several agricultural related buildings, in its northern extent which are accessible via a track off Halterworth Lane.

2.1.3 The Site is bound by:

- Agricultural land to the north and east;
- Halterworth Primary School and Chatterbox Community Pre-School and residential properties along Elmtree Gardens and off Botley Road to the south; and
- Halterworth Lane and residential properties to the west and north-west.

2.2 The Surrounding Area

2.2.1 The Site sits on the east edge of Romsey. Land to the north-west, west and south comprises residential development interspersed by pockets of green space and commercial development. Land beyond this comprises open countryside interspersed by farmsteads and hamlets.

2.2.2 A railway line is situated approximately 300m to the north of the Site and runs in an east to west orientation between Romsey and Chandler's Ford stations. The A3090 also runs approximately 600m north of the Site. The northernmost residential areas of Romsey and Granger Farm Sports Park are located beyond the A3090. Land further to the north comprises open countryside interspersed by farmsteads and hamlets.

2.2.3 The wider landscape to the east of the Site comprises open countryside interspersed by woodland. Beyond this lies the urban areas of Knightwood and Eastleigh.

2.2.4 A solar farm is also located approximately 300m to the southeast of the Site. Beyond this lies the village of North Baddesley.

2.2.5 Beyond Halterworth Primary School, Chatterbox Community Pre-School, and residential developments to the south, sits further residential development to the south of Botley Road, Mountbatten School and Abbey Park Industrial Estate. Further to the south land comprises open countryside interspersed by woodland and farmsteads. The M27 runs in an east to west orientation beyond this land, with the urban outskirts of Southampton to the south.

2.3 Environmental Designations

2.3.1 The Site is located within a Nitrate Vulnerable Zone (NVZ) for Eutrophic Water.

2.3.2 The Site is crossed by a Public Rights of Way (PRoW) footpath located on an east to west axis, linking Highwood Lane to the east, through the Site towards Halterworth Lane to the west.

2.3.3 Tadburn Meadows Local Nature Reserve (LNR) is located approximately 180m west of the Site.

2.3.4 The fields located immediately to the east of the Site are part of a woodland grant scheme.

2.3.5 There are several ancient and semi-natural woodlands located in the area around the Site, these include: Beggarspath Wood (approximately 760m south west of the Site); Oxlease Copse (approximately 1.31 km north west of the Site); South Holmes Copse (approximately 1.77 km north east of the Site); and Ganger Wood (approximately 540m north of the Site).

2.3.6 Emer Bog, a Special Area of Conservation (SAC) is located approximately 1.4km to the east of the Site. Four other ecologically international designations are located within 15km of the Site and include: Solent and Southampton Water Ramsar/Special Protection Area (SPA) approximately 5.7km south of the Site; Solent Maritime SAC approximately 6km south of the Site; New Forest Ramsar/SPA/SAC approximately 7.4km to the south west of the Site; Mottisfont Bats SAC approximately 7.5km north west of the Site; and River Itchen SAC approximately 8.2km to the east of the Site. The Site is within the New Forest SAC's recognised zone of influence (ZOI) and on the boundary of the Mottisfont Bats SAC's ZOI.

2.3.7 Fifteen local wildlife sites (LWS) are located within 1km of the Site.

2.3.8 A number of Listed Buildings (Grades II and II*) are located within the wider area. The closest is Luzborough Cottage, approximately 60m south-east of the Site.

2.3.9 The Site is located in a Mineral Safeguarding Area for sand and gravel. A Mineral Resource Assessment concluded that that minerals within the Site are not a commercially viable mineral resource, and the Proposed Development will be compatible with the County Council's mineral safeguarding policy.

2.4 The Development Proposals

2.4.1 The Proposed Development will comprise up to 270 residential dwellings across an area of 12.8 hectares (ha). The Proposed Development will deliver a range of market and affordable housing types at a density of 38 dwellings per hectare (dph).

2.4.2 There will be two accesses to the Site off Halterworth Lane along the western boundary of the Site. The residential parcels will be accessed via a network of internal roads.

2.4.3 The Proposed Development has identified land for the extension of Halterworth Primary School. The area of this land is 1.09ha; 0.06ha of land has also been identified for a potential primary school car parking in the form of a lay-by and visitor parking, nearby both Site access points.

2.4.4 Up to 4.45 ha of Green Infrastructure (GI) is proposed which will comprise Public Open Space (POS); a Sustainable Urban Drainage System (SuDS) with ponds created for ecological mitigation; the retention of existing hedgerows and trees; structural landscaping (woodland, trees and hedgerows); two Locally Equipped Areas for Play (LEAP); and the retention of a veteran tree along the Site's eastern boundary.

2.4.5 The existing footpath that passes through the Site is to be integrated within the GI. A network of footpaths is also proposed across the Proposed Development which will provide connectivity to the wider area. A pedestrian access point is located off Halterworth Lane at the southwest corner of the Site.

2.4.6 The buildings currently in the north west of the Site will be demolished.

2.4.7 A parameters-based approach has been adopted for the planning application, and it is those parameters for which permission is sought, as illustrated at Figure 2 and shown on the Land Use and Access Parameter Plan at Appendix B. The detailed design will be brought forward in future applications (Reserved Matters) in accordance with those parameters; one illustrative example of how the Site could be developed is provided at Appendix C. For further detail on the development design please refer to the full ES.

2.5 Consideration of Alternatives

2.5.1 The consideration of realistic alternatives to the proposed scheme helps to evaluate the environmental effects of a project.

2.5.2 The consideration of alternatives has reviewed the 'Do Nothing' scenario which assumes that the Proposed Development will not proceed and considers how the Site would evolve should the Site continue with its current use. Whilst this scenario would

eliminate potential adverse environmental impacts as a result of the Proposed Development, it would also remove the contribution to the housing targets, including affordable housing, that have been identified within the Test Valley. The Proposed Development also presents an opportunity to create temporary jobs during construction, provide additional open space and generate an increase in consumer spending in the local economy, supporting local retail and other services. These would likely benefit the local area, including the economy, and would not be realised should the Proposed Development not be built out.

2.5.3 Informed by discussions with relevant stakeholders, the design of the proposals has evolved to reflect the findings of the assessments undertaken to reduce the potential environmental effects to the lowest practical level and enhance the potential benefits of the scheme.

2.5.4 The EIA Regulations only require that an ES set out the 'reasonable' alternatives which have been considered by the Applicant. The Applicant does control additional sites within Test Valley District, however does not control any other available sites within Romsey which could deliver the Proposed Development. It is considered that the Site is well located with access to existing services such as education, healthcare and open space and will enhance such access via new vehicle, pedestrian and cycle provisions. The Site abuts the eastern edge of Romsey, thereby creating a natural extension to the village and can be sympathetically integrated into the landscape via border vegetation retention and planting. The Site is connected to key growth points in the wider region including Southampton and as such is likely to continue the successful growth of Test Valley. It should also be noted that the Site offers an opportunity for the extension of Halterworth Primary School further continuing the growth of Romsey.

2.5.5 The environmental constraints within the proposed Site are limited and the potential environmental impacts that could occur have been mitigated as far as possible as part of the EIA. On the basis of the above, it is concluded that the proposals constitute the most sustainable option for development in the area.

Figure 2: Illustrative Design Proposal

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3 SCOPE AND APPROACH

3.1 Scope of Assessment

3.1.1 The scope of the EIA was agreed with TVBC and informed by consultation with relevant consultees. The following environmental assessments have been undertaken as part of this EIA:

- Traffic and Transport;
- Ecology;
- Water Environment; and
- Socio-Economics.

3.2 Assessment Approach

3.2.1 For each environmental discipline, the method of assessment differs according to the guidance documents that relate to the discipline. However, the overarching assessment approach is as described below.

Step 1: Establish the Baseline

3.2.2 The baseline conditions refer to the current status of the Site and the surrounding area (which, together, comprise the study area) that relate to the environmental discipline(s) being assessed. For example, ecology surveys were undertaken to identify wildlife within and surrounding the Site.

Step 2: Assess the Effects

3.2.3 The standard approach to each assessment is to identify how sensitive the baseline is to change (i.e. impact) as a result of the Proposed Development and to determine the magnitude of that change. The assessment of sensitivity and magnitude of change are then combined to provide an overall level of effect of the impact. Depending upon impact, an effect may be adverse or beneficial.

3.2.4 Effects assessed below a certain level are considered to be 'Not Significant' and effects assessed as being above a certain level are identified as being 'Significant'. Where significant adverse effects are recorded, mitigation measures are identified to avoid, reduce or remedy these effects. Where possible, enhancements are recommended for beneficial effects.

Step 3: Identify Mitigation Measures

3.2.5 Where possible, potential adverse effects are 'designed out' of the design proposals as far as practicably possible. Any remaining adverse effects are then addressed via

mitigation measures intended to avoid or reduce these effects. This may include the adoption of best practice working methods and techniques, or specific strategies or action plans.

Step 4: Assess Residual Effects

3.2.6 The potential impacts of the proposals are reassessed with the mitigation measures in place and the resulting effect is referred to as the 'residual effect'. It is the purpose of the mitigation measures to have reduced any potential adverse effects to the lowest level possible.

Step 5: Assess Cumulative Effects

3.2.7 Cumulative effects have also been considered as part of this assessment. This includes:

- Potential cumulative effects occurring as a result of different impacts of the Proposed Development in combination with each other; and
- Potential cumulative effects occurring as a result of the Proposed Development in combination with other nearby developments.

3.2.8 The nearby developments considered within the cumulative assessment for this EIA are as follows:

- TVS.00515/43: Former Brewery Site, The Horsefair, Romsey, Hampshire;
- 16/02432/OUTS: Hoe Farm, Hoe Lane, North Baddesley, Southampton, Hampshire, SO52 9NH;
- 19/01867/FULLS: Stroud School Highwood House, Highwood Lane, Romsey, SO51 9ZH;
- 19/02755/FULLS: Land At Abbotswood Local Centre, Abbotswood Common Road, Romsey, Hampshire;
- 20/00599/FULLS: Land South Of Abbotswood House, Braishfield Road, Romsey Hampshire;
- 22/01213/OUTS: Land At Whitenap, Luzborough Lane, Romsey, Hampshire;
- 22/03346/FULLS: Land South West Of Misslebrook Copse, Misslebrook Lane, North Baddesley, Hampshire;
- 23/00964/OUTS: Kings Chase South, Land South Of Ganger Farm, Ganger Farm Lane, Romsey, Hampshire;
- 23/02407/SCRS: Brentry Nurseries, Jermyns Lane, Ampfield, Hampshire;

- TVBC's Local Plan Policy LE1: University of Southampton Science Park;
- TVBC's Local Plan policy LHW3;
- South of Romsey Town Centre;
- 21/01274/CMAS: Roke Manor Quarry, Salisbury Road, Shootash Romsey, Hampshire, SO51 6GA; and
- New Forest District Council (NFDC) Local Plan Policy SS1: 20/10464 - Request for Screening under Regulation 6 of the Town & Country Planning act (Environmental Impact Assessment) (Screening Opinion) Land North of, Salisbury Road, Totton (A36).

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4 ENVIRONMENTAL ASSESSMENT

4.1 Introduction

4.1.1 An overview of each of the environmental assessments is provided below.

4.2 Traffic and Transport

4.2.1 Existing and predicted future traffic flows, on the local highway network have been sourced during the baseline data collection.

4.2.2 Across the study area, a total of 34 traffic accidents have been recorded between September 2018 and August 2023. No fatal accidents occurred, and analysis of the data suggests that human error was the primary cause of these collisions.

4.2.3 It is anticipated that construction of the Proposed Development will generate 23 two-way vehicle trips per day (five light vehicles and 18 heavy vehicles). It is considered that the low number of HGV trips will follow a similar pattern of distribution across the local road network and therefore will not be significant.

4.2.4 To further reduce construction effects a Construction Traffic Management Plan (CTMP) will be produced and will detail measures such as hours of Site operation/access, provision of wheel washing facilities, parking strategies for construction workers and measures to protect road and footpath users during construction.

4.2.5 Traffic modelling has found that during operation the Proposed Development will not lead to more than a 28.57% increase in traffic on the local road network. The effect of this increase on severance of communities; road vehicle driver delay and passenger delay; non-motorised user delay; non-motorised user amenity; fear and intimidation on and by road users; and road user and pedestrian safety is considered to be not significant for all road links.

4.2.6 To further ensure that the additional traffic can be accommodated by the local road network a Travel Plan will be prepared. This will seek to minimise car-based trips, particularly single-occupancy car trips through measures, such as car sharing, to discourage car use and encourage sustainable transport options.

4.2.7 Both vehicular access points will be connected internally to ensure the site can be accessed in the unlikely event of a blockage. Uncontrolled crossings will be provided at the two access junctions, both across the access road and across Halterworth Lane, which will aid pedestrian movements, particularly buggy and wheelchair users and people with visual impairment.

4.2.8 The existing footpath on site will be retained and supplemented by a separate pedestrian access onto Halterworth Lane.

4.2.9 In summary, the effects resulting from the increase in traffic generated by the Proposed Development are not predicted to be significant.

4.3 Ecology

4.3.1 The suite of ecology surveys (species specific) identified a range of Important Ecological Features (IEF) on the Site. The impacts of these were assessed against the Proposed Development.

4.3.2 The assessment has demonstrated that in the absence of mitigation, proposals would lead to minor adverse effects at a local level (non-significant). This did not apply to designated sites where predicted effects were minor adverse at an international and county level (significant).

4.3.3 Negligible not significant residual effects were found to be caused by the impact of the Proposed Development on the local SAC, Ramsar, SPA, and Local Wildlife Sites, during both construction and operation. The Proposed Development is also not expected to have any significant effects on: hedgerows, mature trees, or bats during both the construction and operational phases of the Proposed Development.

4.3.4 As construction activities during breeding bird season could negatively impact nesting birds within habitats on Site, and the proposed residential development potentially increasing the local cat population, therefore increasing the risk of predation on birds, the Proposed Development is expected to have a minor adverse effect on the local bird population during both the construction and operational phases. Mitigation to reduce these impacts includes avoiding removing vegetation during the breeding bird season, or carrying out vegetation removal immediately after a nesting bird check by a suitably qualified ecologists, and planting tree and hedgerows with a range of species, and providing nest boxes that are designed for specific species to provide nesting places and also protection against predators. Implementing these mitigation strategies will lead to a minor positive mid to long-term residual effect at a Site scale during construction and operation of the Proposed Development.

4.3.5 The Proposed Development is expected to have a negligible (not significant) effect on the hedgehogs on Site. However, mitigation strategies include the implementation of a ‘hedgehog highway’ in new garden fences in strategic locations to allow this species to move through the Site and into the surrounding area. The highway and adjacent habitat will also be designed to discourage hedgehogs from crossing newly constructed roads e.g. through planting and fencing that creates corridors parallel and

away from roads. Additionally, any excavations from construction will not be left open overnight and will have a means of escape in case any nocturnal animals fall in and become trapped, plus, any open pipework during construction will be capped overnight to prevent trapping animals. Implementing these mitigation strategies will lead to a minor beneficial long term residual effect of the Proposed Development on hedgehogs at a Site scale during the operational phase.

4.3.6 A combination of intrinsic mitigation, targeted mitigation, compensation, and enhancement has been detailed within the ecology ES chapter and the standalone reports relating to ecology supporting the planning application for the Proposed Development, have demonstrated that the proposals will lead to mid to long-term, minor beneficial effects on most IEFs.

4.3.7 In addition, the Biodiversity Net Gain calculation has concluded that for habitats there will be a net gain of 2.39 units (10.11%), as well as a net gain for linear feature such as hedgerows where there will be 1.97 units (22.01%).

4.4 Water Environment

4.4.1 A desk based study and site walkover have been undertaken to identify the baseline conditions. No watercourses or ditches are located within or around the Site boundary. Much of the Site is of negligible risk to flooding. However, an area in the southwest of the Site is of low risk to surface water flooding due to surface water ponding.

4.4.2 The Site sits within the Tadburn Lake Water Body, which is within the Test Lower and Southampton Streams Operational Catchment, Test and Itchen Management Catchment, and South East River Basin District (RBMP).

4.4.3 The Site is not hydrologically connected to the nearest designated sites and therefore impacts are unlikely.

4.4.4 Construction (including demolition of the existing buildings on Site) activities such as ground disturbance, accidental spills or leakage of fuel and oil from machinery and storage onsite, construction of impermeable surfaces such as roads/pavements, regarding of the ground profile, and pilling have the potential to cause effects. During construction a Construction Environmental Management Plan (CEMP) will be prepared to ensure that best practice is employed, and the environment protected.

4.4.5 To ensure existing surface water runoff rates are maintained, and in the long-term can accommodate increases due to climatic changes, SuDS will be implemented. To reduce the risk of flooding the Proposed Development will be suitably designed, including no

basements and having minimum floor levels. A surface water management strategy will also be adopted during operation.

4.4.6 With the above development design there will be no significant adverse effects upon the water environment.

4.5 Socio-Economics

4.5.1 Statistics show that the ward of Romsey Tadburn's population represents 4.52% of the population of Test Valley Borough. Romsey Tadburn has a smaller percentage of young people and adults (0-39) when compared with the borough.

4.5.2 Construction of the development will provide 461 temporary full-time jobs annually. The increase in employment opportunities will have a beneficial effect upon the borough and will help to boost its economy.

4.5.3 TVBC have identified a need for further housing and affordable housing across the borough as population across the borough across the brough is expected to rise. The Proposed Development will provide up to 270 houses (108 affordable) which will go towards meeting the local housing need and meeting the council's annual need. The delivery of homes will have a beneficial effect upon the ward, parish and borough.

4.5.4 Romsey Tadburn's unemployment rate is low when compared to the rest of the borough and country. It is estimated that the Proposed Development will introduce 227 economically active residents which will increase in the working age population within the ward and borough. Such increase would be beneficial.

4.5.5 It is expected that additional expenditure from the residents of the development will help to boost the local labour supply and economy.

4.5.6 There are six early years and childcare establishments, six primary schools, and two secondary schools within a two-mile radius of the Site. Capacity data is not available for the early years and childcare establishments. There is a surplus of school places within the primary schools however there is no surplus within the secondary schools. The Proposed Development is estimated to generate 25 nursery and pre-school aged pupils, 81 primary school aged pupils, and 57 pupils aged 11 to 16 (secondary). To ensure the effects on the local schools are minimised financial contributions will be made. The Proposed Development also includes land for the future expansion of Halterworth Primary School. Should this land be utilised to provide additional primary school education capacity in the area, this would result in a beneficial effect.

4.5.7 There are three GP surgeries located within 2 miles of the Site and these are currently accepting new patients. There are six dental surgeries within 2 miles of the Site.

Currently none of these practices are accepting new NHS patients as standard, half are accepting NHS patients for specialist dental care if referred by another medical expert. The estimated number of patients generated from the Proposed Development may exceed the capacity of the existing GP surgeries and will increase the demand on dentist. To ensure there will be no significant adverse effects upon these healthcare facilities financial contributions will be made.

4.5.8 There is currently a deficit of open space within Romsey Tadburn. The Proposed Development would provide a total of 4.45ha of open space onsite, which includes parks and gardens, outdoor sports provisions, informal recreation areas and provision for children and young people. Such provision will be beneficial as it exceeds policy requirement and will meet the estimated demand from an increase in population.

4.5.9 Overall, there will be no significant socio-economic adverse effect following the implementation of mitigation measures.

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5 RESIDUAL AND CUMULATIVE EFFECTS

5.1 Residual Effects

5.1.1 A description of the measures envisaged to avoid, reduce or, if possible, offset any identified significant adverse effects, i.e. the mitigation measures, has been set out within each technical chapter of the ES. These measures have been used to reduce impacts to the lowest practicable level consistent with the overall objectives of the scheme.

5.1.2 Following the implementation of the mitigation measures outlined within each technical chapter, the majority of residual environmental effects have been assessed as being not significant, as summarised within Table 5.1 below.

Table 5.1: Summary of Residual Effects

Technical Chapter	Summary of Significant Residual Effects
Traffic and Transport	No
Ecology	No
Water Environment	No
Socio-Economics	Yes (beneficial)

5.2 Cumulative Effects

5.2.1 The increase in traffic from developments will have significant adverse cumulative effects upon three links Halterworth Lane to the North of Proposed Southern Site Access; Halterworth Lane to the South of Proposed Southern Site Access; and Halterworth Lane to the North of Botley Road. However, it is important to recognise that the sensitivity of these links is due to the presence of the Halterworth Primary School, and it is during the school drop-off and pick-up periods which last for around 30-minutes each during term time where the significant adverse effect will occur. When the primary school is closed or not generating traffic either side of these times, the effect would not be significant.

5.2.2 The considered cumulative schemes coupled with the Proposed Development will generate an increase (40%) in the number of jobs in the borough across an average 10-year build period. Overall, this would result in a major beneficial effect that is significant.

5.2.3 The cumulative sites in addition to the Proposed Development would have the possibility to deliver 3,596 homes. These additional homes will help meet the local housing need of the district, and bring a beneficial significant cumulative effects to the ward, parish and borough.

5.2.4 It is not considered that there will be any other significant effects of the Proposed Development in-combination with other developments in the area.

5.2.5 In addition, the Proposed Development is not anticipated to have any cumulative effects as a result of the different impacts occurring in combination with each other.

6 SUMMARY

6.1.1 The Applicant is seeking planning permission for a residential development of up to 270 dwellings, with land for the potential future expansion of Halterworth Primary School, POS, structural planting and landscaping, SuDS and vehicular access points, on the land east of Halterworth Lane, Romsey.

6.1.2 An EIA has been carried out to assess the potential environmental impacts of the Proposed Development on the Site and its surroundings. The potential impacts have been considered as part of detailed technical assessments.

6.1.3 As far as possible, any potential significant adverse environmental effects have been designed out of the scheme through the iterative master planning and EIA process, and appropriate measures have been incorporated into the proposals to mitigate any impacts that cannot be adequately addressed through the design.

6.1.4 In summary no significant adverse residual effects are predicted to be associated with the Proposed Development. Significant beneficial residual effects are predicted, in relation to socio-economic, due to the generation of employment opportunities during construction phase; the increase in economically active residents; the delivery of housing; and the delivery of onsite open space.

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APPENDICES

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Appendix A

Location Plan

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NOTES

0 25 50 75 100m

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KEY

Site Boundary 12.8ha

HALTERWORTH

WHITENAP

HALTERWORTH LANE

KENNETT ROAD

KENNETT CLOSE

MEON ROAD

MEON CLOSE

MONTFORT HEIGHTS

BOTLEY ROAD

ELMTREE GARDENS

ROWAN CLOSE

ALDER CLOSE

PINE ROAD

SYCAMORE CLOSE

HOLLY TREE WAY

YEW RISE

HOLLY TREE WAY

HIGHWOOD LANE

Halterworth Primary School

Chatterbox Nursery School

Halterworth Community Primary School

Albion Lodge

Halterworth House

Halterworth Cottage

Elmdene

Halterworth Mead

Halterworth Croft

Halterworth Lodge

Oak Tree Cottage

Chamaret

Foxdale End

The Cottage

Hawkwood

Gairloch

Haydan

Fair View

The View

Halterworth Acre

Green Acre

Crofters

The Spinney

Caversham

Pipits

Latchet

Green Leaves

The Willows

Moonraker

Duart House

Little Haven

Montage

Brookmans

Arallyd

Two Oaks

Pennyroyal

Dapple Lodge

Ambleside

Meadow End

Posts

Highwood Cottage

Highwood Farmhouse

Silo

Luzborough View

Depot

Shelter

El Sub Sta

Gas Gov

Path (um)

ETL

37.8m

37.5m

38.4m

39.9m

38.7m

9840
Halterworth Lane, Romsey
Gladman Developments Ltd

Location Plan

S1 1:1250 @ A1
January 2024 CTH / KMN
09840-FPCR-ZZ-ZZ-DR-L-0004 issue P02
Project Code - Originator - Zone - Level - Type - Role - Drawing Number

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
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File: K:\9800\9840\LANDS\Plans\09840-FPCR-ZZ-ZZ-DR-L-0002 P09.vwx

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Appendix B

Land Use and Access Parameter Plan

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0 25 50 75 100m

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KEY

- Site Boundary
- Proposed Development Area
- Proposed Extension to Primary School
- Proposed Site Accesses
- Indicative roads including highway, verge, tree planting and footpath (road location may vary by 10m in all directions)
- Green Infrastructure to include SuDS, Pumping Station, Planting, Footpaths and Play Facilities
- Existing Public Right of Way
- Existing Hedgerows and Trees
- Existing Veteran Tree Root Protection Area

9840

Halterworth Lane, Romsey

Gladman Developments Ltd

Land Use and Access Parameter Plan

S3 1:1250 @ A1

January 2024 MPS / KMN

09840-FPCR-ZZ-ZZ-DR-L-0003 issue P03

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

FPCR Environment and Design Ltd
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w: www.fpcr.co.uk

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Appendix C

Development Framework Plan

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0 25 50 75 100m

N

Potential Pumping Station

PRoW - Footpath - 197/3/2

Potential Primary School and Visitor Car Parking

Saxon Way

PRoW - Footpath - 198/15/1

Highwood Lane

Potential Primary School and Visitor Car Parking

Benedict Close

Halterworth Primary School

Land for Potential Expansion of Primary School

Halterworth Lane

Botley Road

Elmtree Gardens

KEY

Site Boundary 12.8ha

Proposed Residential Development Area 7.10ha up to 270 dwellings @ 38dph

Land for Potential Expansion of Primary School 1.09ha

Potential Primary School and Visitor Car Parking (0.06ha)

Potential Site Access (Vehicular)

Internal Roads (Circa 0.10ha through POS)

Green Infrastructure (4.45ha)

Existing hedgerows and trees to be retained

Proposed Structural Landscape Woodland/Trees/Hedgerow

Proposed Area of Open Space

Proposed Public Open Space

Proposed Play (LEAP)

Proposed SuDS Basin / Ecology Pond

Existing Public Right of Way (PRoW - with reference)

Proposed Footpaths

Existing Veteran Tree Root Protection Area

Public Open Space Policy LHW1 – Test Valley Borough Council (2011-2029)			
Green Infrastructure Type (the provision of open space to a standard of at least 3 hectares per 1,000 population comprising:)	Local Plan Requirement	Proposed	Provision Above Requirement
Outdoor Sports Facilities	1.0ha per 1000 population = 0.65ha	Off Site Provision	**n/a**
Parks and public gardens	0.4ha per 1000 population = 0.26ha	**0.49**	**0.23ha**
Informal recreation areas	0.8ha per 1000 population = 0.52ha	**3.92ha** (including existing GI)	**3.40ha**
Provision for children and teenagers	0.6ha per 1000 population = 0.39ha	**0.04**	**- 0.35ha**
Allotments	0.2ha per 1000 population = 0.13ha	Off Site Provision	Off Site Provision
NB: Above Calculations based on 270 dwellings at 2.4 persons per dwelling (= 648 pop)			
NB: Internal Roads (Circa 0.10ha through open space) and Land for Potential Primary School Car Park and Visitor Parking (0.06ha)		**circa 0.16** (Total road access through open space)	**n/a**

9840

Halterworth Lane, Romsey

Gladman Developments Ltd

Development Framework

S3 1:1250 @ A1

January 2024 MPS / KMN

09840-FPCR-ZZ-ZZ-DR-L-0002 issue P09

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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File: K:\9800\9840\LANDS\Plans\09840-FPCR-ZZ-ZZ-DR-L-0002-P09.vwx

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